

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 25
Meeting Date: 09/05/02

SUBJECT: AUTOPLEX LOT 33 & 34 #SBD-2002.64

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

LEGAL REVIEW BY: N/A

BRIEF: Request by Autoplex Lot 33 & 34 for an Amended Final Subdivision Plat a re-plat of portions of lots 6 and 7 located at 8010 South Autoplex Loop.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **AUTOPLEX LOT 33 & 34** (Suncor Development Company, Tricia Rochford; Automotive Group Realty, LLC, property owners) for an Amended Final Subdivision Plat consisting of two lots on 5.34 net acres, located at 8010 South Autoplex Loop. The following is requested from the City of Tempe:

#SBD-2002.64 An Amended Final Subdivision Plat for two lots on 5.34 net acres.

Document Name: 20020808devsrh02 **Supporting Documents:** No

SUMMARY: Honda of Tempe is proposing to expand its existing facility located at 7900 South Autoplex Loop into the new proposed Lot 33 (8010 South Autoplex Loop). In order to accommodate that expansion, a re-plat of lot 6 and 7 of Autoplex Subdivision is necessary. Existing Lots 6 and 7 become Lots 33 (3.0 net acres) and 34 (2.34 net acres). The proposed amended subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval
Public – Not Required

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments
 3. Reasons for Approval / Conditions of Approval
-
- A. Location Map
 - B. Subdivision Plat
 - C. Letter of Intent

HISTORY & FACTS:

<u>April 13, 1989.</u>	City Council approved a zoning change from AG and I-3 to I-1 on 269 net acres located at the southwest corner of Elliot Road and Harl Avenue.
<u>June 29, 1989.</u>	City Council approved the Final Subdivision Plat for Suncor Marketplace Autoplex for 26 lots.
<u>August 24, 2000.</u>	City Council approved an Amended Final Plat, for 2 lots (lots 2A and 2B) on 7.74 net acres for Honda of Tempe (Autoplex Lot 2) at 7800 South Autoplex Loop within the Autoplex Subdivision.
<u>October 26, 2000.</u>	City Council approved an Amended Subdivision Plat for 1 lot on 13.27 net acres for Tempe Dodge/Tempe Kia at 8005 South Autoplex Loop within the Autoplex Subdivision.
<u>April 12, 2001.</u>	City Council approved an Amended Subdivision Plat for 1 lot on 5.59 net acres for Tempe Hyundai at 8050 South Autoplex Loop within the Autoplex Subdivision.
<u>June 7, 2001.</u>	City Council approved an Amended Final Subdivision Plat consisting of 1 lot on 4.06 net acres for Tempe Mitsubishi at 8060 South Autoplex Loop within the Autoplex Subdivision.
<u>January 17, 2002.</u>	City Council approved an Amended Final Subdivision Plat for 2 lots (lots 31 and 32) on 6.25 net acres for Honda of Tempe at 7900 South Autoplex Loop within the Autoplex Subdivision.

DESCRIPTION: Owner – Suncor Development Company
Applicant – Tricia Rochford, Suncor Development Company
Surveyor – Paul Stowers, CMX
Existing zoning – I-1
Total site area – 5.34 net acres
Number of lots proposed – 2 lots

COMMENTS: Honda of Tempe is proposing to expand its existing facility located at 7900 South Autoplex Loop into the new proposed Lot 33 (8010 South Autoplex Loop). In order to accommodate that expansion, a re-plat of lot 6 and 7 of Autoplex Subdivision is necessary. Existing Lots 6 and 7 become Lots 33 (3.0 net acres) and 34 (2.34 net acres). The proposed amended subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR
APPROVAL:**

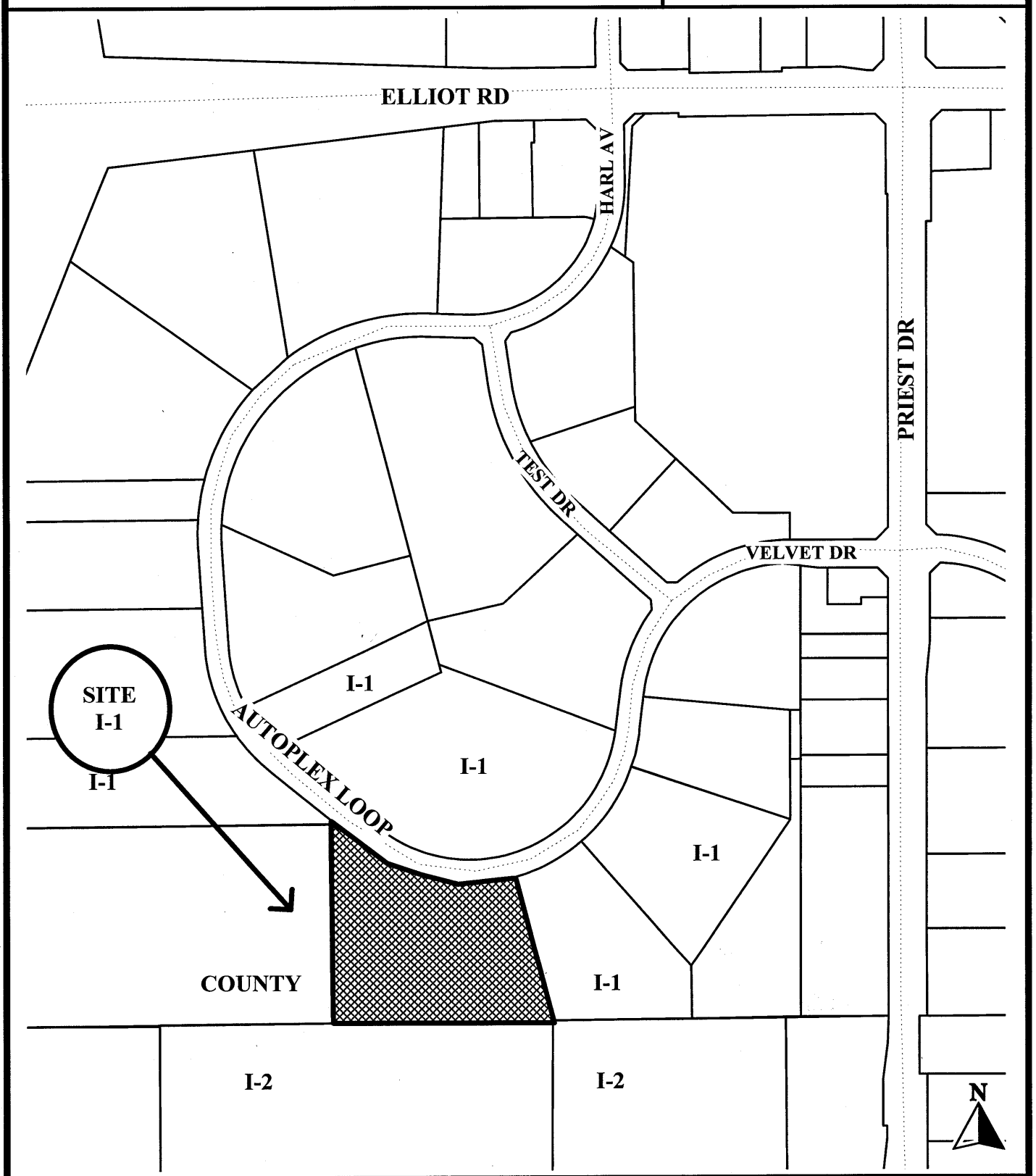
1. The plat appears to conform with Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made **on or before March 5, 2003**.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before September 5, 2003**. Failure to record the plan within one year of Council approval shall make the plan null and void.

AUTOPLEX LOT 33 & 34

SBD-2002.64



Location Map

A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT DEVELOPMENT COMPANY, AS OWNERS HAVE SUBMITTED UNDER THE NAME "AUTREUX, LOTS 33 & 34," A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT OF "AUTREUX, LOTS 33 & 34" AND HEREBY DECLARES THAT SAID PLAT IS FOR THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT CORNERS TO BE THE SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN AS SHOWN ON SAID PLAT.

BY: _____ AS OWNER, HAS
IN WITNESS WHEREOF: _____
HEREunto CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER,
ON THIS _____ DAY OF _____, 2002.

BY: _____
TITLE: _____

BY: SUNCOR DEVELOPMENT COMPANY

IN WITNESS WHEREOF: _____, AS
OWNER, HAS HERETO CAUSED ITS NAME TO BE SIGNED
BY THE UNDERSIGNED OFFICER, ON THIS _____ DAY
OF _____, 2002.

BY: _____
 IN: _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ARIZONA ON THIS _____ DAY OF _____ 2002.

BY: _____ MAYOR _____
DATE: _____

ATTEST: _____
CITY CLERK
DATE _____

BY: _____
CITY ENGINEER _____
DATE _____

BY: DEVELOPMENT SERVICES DA DA

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)s

ON THIS, THE _____ DAY OF _____, 2002 BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____, WHO
ACKNOWLEDGED HIMSELF TO BE _____ OF _____
AND ACKNOWLEDGED THAT HE/SHE, AS
SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MI | COMMISSION EN FILE _____ (DATE)

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2002 BEFORE ME
UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____,
WHICH

AND ACKNOWLEDGED THAT HE/SHE
SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF

I HEREBY SET MY HAND AND OFFICIAL SEAL

B1: _____
(NOTARY PUBLIC)

DATE _____ (DATE)

CONDITIONS OF APPROVAL

1. a. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY AND UTILITY EXCAVATION PERMITS, AND SHALL CONDUCT INSPECTIONS OF PERMITS TO VERIFY THAT PERMITTEES ARE FOLLOWING ALL CITY OF TULSA CONSTRUCTION BYLAWS, PERMITS, RULES AND OFF-SITE IMPROVEMENTS.
- b. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATERCUES AND FIRE HYDRANTS
 - (2) SIDEWALKS
 - (3) STREET DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURBS, DRAINAGE, AND SIGNAGE
 - (5) CONCRETE PAVEMENT, SHOULDER, DSB SHOULDER, AND RELATED AGEMENTS
- c. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES
 - (3) INSPECTION AND TESTING FEES
- d. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECOGNITION OF FINAL SUBMISSION PLAT.
2. a. ALL STREET REDEVELOPMENTS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- b. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHYSIC SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- c. ALL NEW AND EXISTING, AS WELL AS OFF-SITE AND OFF-SITE UTILITY IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS FOR THE DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TULSA, SECTION 24.010.
3. a. NO WARRANTIES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TULSA.

NOTES

1. CONSTRUCTION WITH UTILITY EASEMENTS TO BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR.
3. EACH LOT IS TO HOLD 100 YEAR RETENTION PER OGD, 819.1 EXCLUDING ADJACENT STREET RIGH-OF-WAY. TEMPORARY DRAINAGE EASEMENT NOTING OVER EACH LOT UNTIL SUCH TIME AS THE LOT IS DEVELOPED.
4. ALL NEW AND EXISTING, AS WELL AS ONSITE AND OFFSITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

CERTIFICATION

I, PAUL SOMERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAN, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2002; THAT THE SURVEY IS TRUE AND ACCURATE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RELOCATED.

BY: Paul Somers
PAUL SOMERS, REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION NO. 19854

SURVEY OF

PAUL SOMERS
AZ. REG. NO. 19854
CMX, L.L.C.
1515 E. MISSOURI, SUITE 115
PHOENIX, ARIZONA 85014
TELEPHONE: 602-279-8433

DWG. NO. 1	CMX PROJ: 6251.01	DATE: 08/15/02	SCALE: 1"=50'
	DESIGNED: CMX	DRAWN: CLK	APPROVED: PMS
	REV. REVISED PER CITY COMMENTS 08/12/02		

RE-PLAT OF PORTIONS OF LOTS 6 & 7, AUTOPLEX
AUTOPLEX LOOP
TEMPE, ARIZONA

FINAL PLAT



CMX
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

1515 E. MISSOURI STE. 115
PHOENIX, AZ 85014
PHONE: (602) 279-8436
FAX: (602) 265-1191
www.cmxinc.com

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

SBD DS 020915 REC

AUG 16 2002

SBD. 2002. 64

P.U., SW, T.C.D. & L. PUBLIC UTILITY, SUEWAK, TRAFFIC CONTROL DEVICE & LANDSCAPE

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/CAP R.L.S. 19854 (OR AS NOTED)
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY

LEGEND

FOUND BRASS CAP IN HAND HOLE

FOUND BRASS CAP FLUSH

SET 1/2" REBAR W/CAP R.L.S. 19854 (OR AS NOTED)

CENTER LINE

EASEMENT LINE

RIGHT OF WAY

A.P.N. 301-54-0036 STRAIGHT INVESTMENTS LLC

33' INGRESS, EGRESS & P.U.E. DOCUMENT NO. 86-22314 & 86-22314

14' PUBLIC UTILITY EASEMENT BOOK 307 OF MAPS, PAGE 39

A.P.N. 301-54-7634 AMERICO REAL ESTATE COMPANY

10' TELEPHONE EASEMENT DOCKET 10551, PAGE 226

7' ELECTRIC EASEMENT DOCKET 7726, PAGE 32

6' COMMUNICATION EASEMENT DOCKET 7038, PAGE 433

10' TELEPHONE EASEMENT DOCKET 10551, PAGE 226

7' ELECTRIC EASEMENT DOCKET 7726, PAGE 32

6' COMMUNICATION EASEMENT DOCKET 7038, PAGE 433

10' TELEPHONE EASEMENT DOCKET 10551, PAGE 226

7' ELECTRIC EASEMENT DOCKET 7726, PAGE 32

6' COMMUNICATION EASEMENT DOCKET 7038, PAGE 433

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6' COMMUNICATION EASEMENT DOCKET 7038, PAGE 433

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SCALE
0 50 100
FEET

AUG 16 2002

SBD. 2002. 64



EAST QUARTER CORNER SECTION 17
FOUND BRASS CAP FLUSH
N 25°08'25"
CITY OF TEMPE COORDINATES

A.P.N. 301-54-7644 SUNCOR DEVELOPMENT COMPANY

PRIEST DRIVE
500°04'41"E 2651.27'

NONMAGNET CORNER SECTION 17
FOUND BRASS CAP IN HANDHOLE
N 25°08'25"
CITY OF TEMPE COORDINATES

DWG. NO.	CMX PROJ: 6251.01	DATE: 08/15/02	SCALE: 1"=50'
2	DESIGNED: CMX	DRAWN: CLK	APPROVED: PMS
SHT. 2 OF 2	REV.		

RE-PLAT OF PORTIONS OF LOT 6 & 7, AUTOPLEX
AUTOPLEX LOOP
TEMPE, ARIZONA
FINAL PLAT



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PHOENIX, AZ 85014
PHONE: (602) 279-8436
FAX: (602) 265-1191
www.cmxinc.com

SBD DS 020915 REC

B



August 16, 2002

Ms. DeeDee Kimbrell
City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280

RE: Project/Case #: SPR02108
8010 S. Autoplex Loop
Proposed re-plat of Lots 6 and 7, Tempe, Autoplex, to create new Lots 33
and 34

Dear Ms. Kimbrell:

The purpose of the proposed re-plat is to create a three-acre recorded lot comprised of portions of Lot 6 and 7 for the expansion of the Honda of Tempe facility. Because the configuration of the proposed new three-acre lot (Lot 33) encompasses only portions of Lot 6 and Lot 7, it also necessary to create a second new lot (Lot 34) to tie the remaining portions of Lots 6 and 7 into a recorded lot.

If you have any questions or need additional information, please call me at 480-317-6833.

Sincerely,

A handwritten signature in cursive script that reads "Tricia Rochford".

Tricia Rochford
Assistant Project Manager

A large, bold, handwritten capital letter "C" in black ink.